



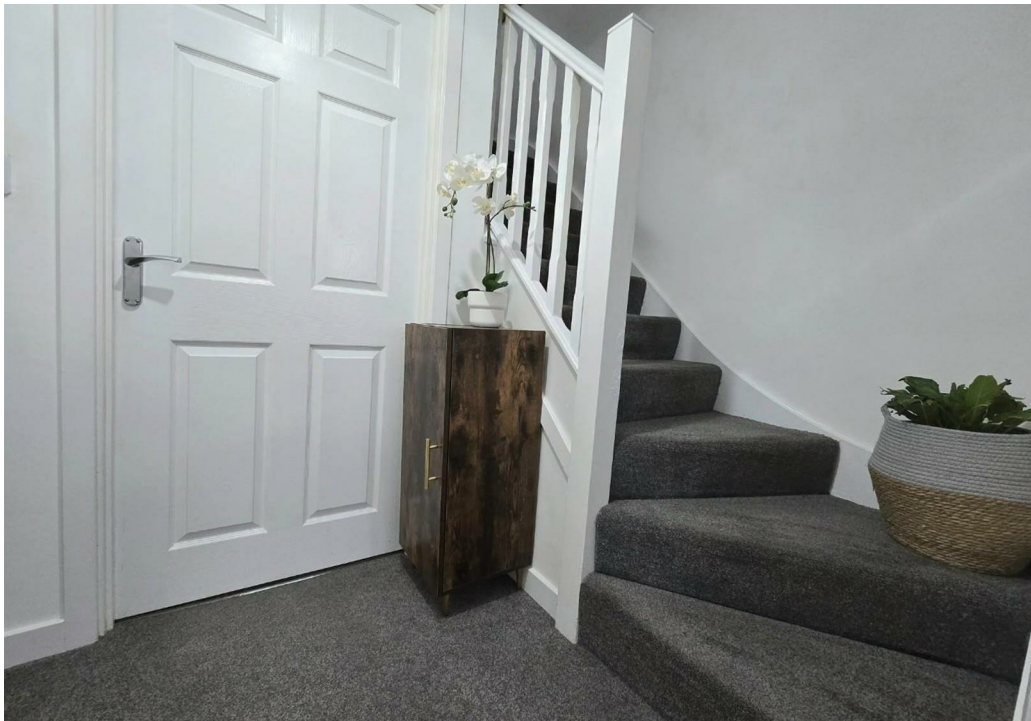
**Peddars Way, Ingleby Barwick, Stockton-On-  
Tees, TS17 5FQ**  
**3 Bed - House - Mid Terrace**  
**£179,950**

**Council Tax Band: C**  
**EPC Rating: B**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







## Peddars Way, Ingleby Barwick, TS17 5FQ

\*\*\* IDEAL FOR FIRST TIME BUYER / INVESTOR FOR BUY-TO-LET \*\*\*

NEW TO THE MARKET, this modern and stylish three bedroom mid-terraced townhouse situated within the sought after area of 'The Rings', Ingleby Barwick. Located close to the Sandgate Shops, and many other amenities within walking distance.

The property briefly comprises of; Entrance Hall, Living Room, Inner Hall, Cloakroom/Downstairs WC and an Upgraded Modern Kitchen/Diner with French Doors to the Rear Garden.

The First Floor consists of; a Landing with Two Double Bedrooms situated at the Front & Rear of the property and a Modern Family Bathroom.

The Second Floor has a small Landing with Storage Cupboard and the Master Bedroom with an En-Suite Shower Room.

Externally, both the front and rear gardens have been landscaped to allow low maintenance, with Artificial Grass and the rear of the property being enclosed with an additional timber decking area and two off road parking bays to the rear of the property.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

### GROUND FLOOR

**Entrance Hall**  
3'8" x 3'7"

**Living Room**  
11'10" x 14'6"

Understairs Storage Cupboard

**Inner Hallway**  
4'3" x 4'9"

**Downstairs WC**  
4'2" x 3'8"

**Kitchen / Diner**  
11'11" x 7'9"

French Doors to the Rear Garden

### FIRST FLOOR

**Landing**  
3'0" x 10'9"

**Bedroom 2**  
11'10" x 9'9"

**Bedroom 3**  
11'11" x 7'8"

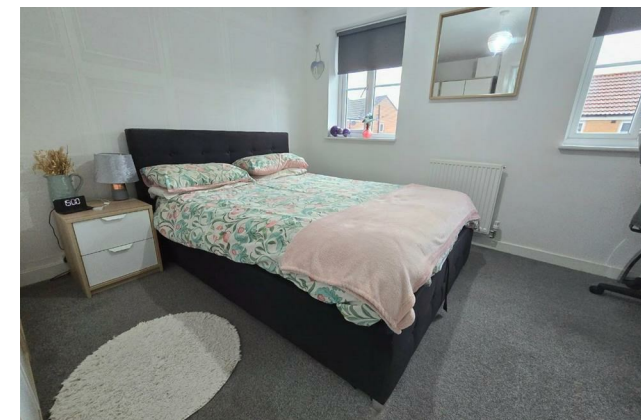
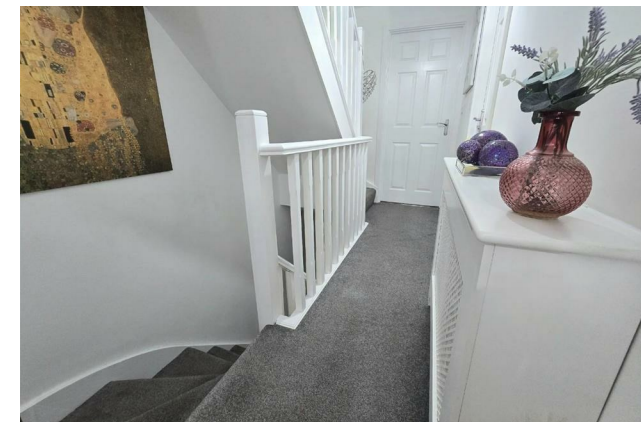
**Family Bathroom**  
5'8" x 8'1"

### SECOND FLOOR

**Landing**  
3'1" x 3'3"

**Bedroom 1**  
8'7" x 16'5"

**En-Suite Shower Room**  
11'0" x 5'10"











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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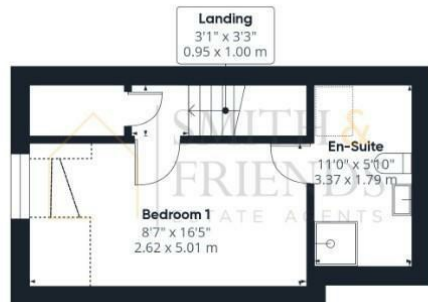




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

861.78 ft<sup>2</sup>  
80.06 m<sup>2</sup>

**Reduced headroom**

16.9 ft<sup>2</sup>  
1.57 m<sup>2</sup>

(1) Excluding balconies and terraces

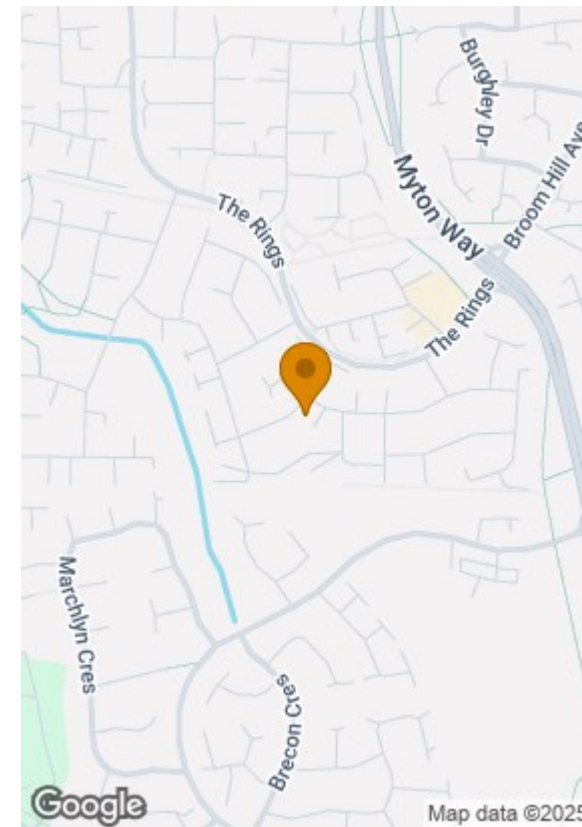
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) <b>A</b>		
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(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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